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Maharashtra Regional & Town Planning Act. 1966
Directions under Section 37 (1) of ....
to modify Development Control Regulations of Corporations so as to promote Development of Information Technology Establishment -

GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai-400 032.

Date : 11th May, 1999

No. TPS 2099/579/CR 107/99/UD-9

Keeping in view the fact that Information Technology (IT) is going to play utmost important role in the overall development of the State Government of Maharashtra, formulated 'IT Policy' in the year 1998. Subsequently, for effective implementation of the said policy, Govrnment has also taken some decisions in regards to grant some incentive / facilities for promotion of IT establishments. Amongst / others these incentives includes permitting IT establishment in developable zones, granting additional FSI to such establishments and granting other concessions.

2. Consequent upon the aforsaid decisions, in the first intance, Government in Urban Development Department vide its Order No. TPB 4398/1234/CR 201/98/UD-11 dated 1st April, 1999 has issued directions (hereinafter reffered to as the "said directions") under Section 37 (1) of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as the "said Act") to the Municipal Corporation of Greater Mumbai, to initiate modification to the Development Control Regulations for Greater Mumbai, 1991. A copy of these directions is enclosed.

3. It is felt that prevailing Development Control Regulations for all the Corporations of Maharashtra, (including the area under the Jurisdiction of Special Planning Authorities, New Town Development Authorities) should be modified on the basis of the modification proposed in Development Control Regulations for Greater Mumbai, 1991. However,, depending upon the locational factors, the proposals of Development Plan and the prescriptions contained in the related Development Control Regulations, the text of the proposed modification may have to be varied case by case.

4. In the circumstances, I am directed to convey the following directions under Section 37(1) of the said Act to all the Municipal Corporations of the State, Maharashtra Industrial Development Corporation, Pimpri-Chichwad, New Town Development Authority and Special Planning Authorities of the State (hereinafter referred to as the "said Planning Authorities").

DIRECTIONS

i) The said Planning Authorities shall initiate modifications to their Development Control Regulations by taking recourse to the provisions of Section 37 of the said Act.

ns shall be the basis on which Government vide Order No. TPB 4398/1234/CR ... dated 1.4.99 has issued directions to Municipal Corporation of Greater Mumbai. The said Planning Authorities shall accordingly formulate modification proposal. For this purpose, the said Planning Authorities shall take technical assistance from the respective Divisional Deputy Director of Town Planning & Valuation Department, to whome copy of these directions is being forwarded

iii) The only deviation from the orders issued in respect of Municipal Corporation of Greater Mumbai shall be that for development of ITE (software only) the permissible FSI in No Development Zone would be 0.50. In view of this, corresponding change in modification at Sr. No. 9 of the directions issued to Municipal Corporation of Greater Mumbai will have to be affected.

iv) As provided in Sub-section (1) of Section 37 of the said Act, the said Planning Authorities within a period of 60 days from the date of issue of these directions shall publish a notice inviting objections & suggestions and shall thereafter submit the proposed modification, with amendments if any, after following procedure prescribed in Section 37 of the said Act.

v) In view of the urgency of the issue the said Planning Authorities shall scrupulously follow the above prescribed time limits.

By order and in the name of the Governor of Maharashtra.

(S. V. Deshpande)

I/C Deputy Secretary to Government